

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, January 25, 2024
6:30 p.m.**

On Thursday January 25, 2024 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for the following hearings.

Present: Chair, Brent Brigham, Vice Chair, Arthur Omartian, Clerk, Mike McKennerney, Bruce Thompson, Ellen Baker, Allison Hickey, Tom Stanhope, Zoning Administrator, AJ Johnson, Administrative Assistant, Kimberly Kissinger

Absent: None

Chair, Brent Brigham, called the Development Review Board hearing to order at 6:30 p.m.

New Business:

Application of Mark Lareau requesting Site Plan Approval and Conditional Use Approval to construct an Outdoor Storage Facility and associated infrastructure in accordance with Sections 4.4, 8.3 and 8.4 of the St. Albans Town Unified Development Bylaws. The property is located at 1164 Brigham Road in the Rural District and is owned by the Applicant.

The Application was represented by Nick Bouton, Cross Consulting Engineers and Mark Lareau, Applicant. There were no Interested Parties.

The Applicant and N. Bouton were sworn in by Clerk, M. McKennerney.

N. Bouton began by proposing an Outdoor Storage Facility to store boats, various trailers and recreational vehicles (RVs). The proposed structures will be covered with one structure having walls and the remaining structures being pole barns. There will also be additional uncovered gravel parking areas. There is a gravel drive that extends to Lot 3, which is where the new proposed development will be located. The property was previously subdivided into three parcels. Lot 2 has frontage along Brigham Road and has an existing barn on it and is a 1.2-acre lot. Plan C-3 shows how the gravel drive extends east on the north boundary line and opens up at the larger proposed development area. It is located directly north of the existing self-storage units on Brigham Road. The new storage facility will have a similar type of use and will not have utilities other than electric to the buildings, no sewer connections or water connections. Storm water treatment will be handled with a filter strip and gravel wetland treatment system and a dry retention pond. The system will be located on the east side of the gravel storage area. The systems are designed to treat up to a "10-year storm", but can handle a "100-year storm". Remaining State permit requirements, other than the State's Stormwater Permit, are a Construction General's Permit and a Wetlands Permit. There will be some temporary impacts in a Class II wetland buffer, directly east of the proposed storage development. The Applicants are proposing to fill a Class III wetland which they state does not require State permit approval. Overall, the infrastructure is relatively minor in terms of utilities. N. Bouton continued to highlight on a few changes in the updated plans that were distributed to the Board. The first change is the asphalt apron at the beginning of the gravel drive. They are proposing to pave the first 30' of the gravel drive to B71 Standards. The second change is the proposal of a security fence around the new facility for additional security. The third change outlines the proposed Lot Coverage. The project is well under the Lot Coverage requirement of 85% in the Rural District. The proposed project has a Lot Coverage of 15.6%.

M. Lareau stated that an Act 250 permit will be needed.

B. Brigham asked if the structures will be pole-style buildings, roof, and open on all four sides. M. Lareau confirmed with a yes, but with the exception of the front building that will be similar to a lean-to and will serve as a screen from the road. B. Brigham asked about the height of the building. M. Lareau stated the inside clearance will be 14' and the roof will be pitched, with a roof height of approximately 17'-18' in the center. He also confirmed the larger structures will be 60' wide.

M. McKennerney asked for confirmation that the fence will be included, as per the most recent plans, as a security measure and N. Bouton nodded yes.

B. Brigham asked if the stormwater system has an interior structure that drains elsewhere. N. Bouton said that it does and it is a controlled, out structure with orifices with a top grade. It essentially slows down the runoff, discharging to the Class II wetland east of the proposed development (which is really a natural swale) through the field with only a portion going through the filter strip. There is a diversion, the filter strip is for the ground water recharging standard, the lessor of the State standards. They system only needs to provide a certain amount of recharged ground water recharge with the majority of the recycled water directly distributed into the gravel wetland. B. Brigham stated that he did not see any manhole type

structure on the plan so it must be sheet flow off the parking lot. N. Bouton explained that it will be sheet flow across the gravel with grass swale borders.

M. McKennerney asked what the hours of operation will be for the proposed facility. M. Lareau answered it will be typical to his existing facility, individuals will be able to access the property 24/7 but expects most business will be during daylight hours. The traffic at the new location is expected to be minimal, even less than his existing facility since the proposed facility caters to long-term storage for boats and RVs. After boats and RVs are parked, they are usually undisturbed for the off season.

B. Brigham asked if there is any lighting proposed around the new buildings. N. Bouton said the lighting will be inside the structures themselves and will be on light sensors. B. Brigham agreed that light sensors are a good idea for security reasons. M. Lareau explained any outside lighting will be minimal since the front building has siding towards the road.

B. Thompson asked about the fencing on the plan. M. Lareau explained there will be a 6' chain-link fence similar to the facility next to it that will go all the way around the perimeter of the property.

B. Thompson commented the gravel wetland is just the water getting pushed down into the gravel and then moving out. N. Bouton said yes. B. Thompson asked what is the level spreader? N. Bouton explained it is at the uphill side of the filter strip and it minimizes channel flow across the filter strip to even sheet flow across to help facilitate the infiltration of the ground water. B. Brigham said the water backs up against it and N. Bouton agreed. B. Thompson said so everything just goes into the gravel parking lot and then hopefully going down to the gravel wetland. N. Bouton commented that there are also grass swales around the perimeter to assist the process. N. Bouton confirmed the system can accommodate a "100-year storm".

B. Thompson asked what is behind the property. N. Bouton said the back east portion of the property is used for agriculture. M. Lareau confirmed the field is used for corn and that he also owns that property right after the Town Garage. B. Brigham asked how are they going to access farm fields after construction of the new proposed facility. N. Bouton said there is an existing field drive that crosses the wetland. M. Lareau continued to say where the 60' right-of-way comes in at the north end and will continue across the existing swale to access the farm field.

A. Omartian asked what the width of a unit will be for someone who wants to bring in an RV. M. Lareau stated the buildings will be 60' wide and will be able to accommodate two 30' RVs. Modern, larger RVs are about 40' or 42' and the proposed facility will be able to accommodate both larger and smaller RVs where they best fit the space. A. Omartian asked if there will be length sensitive pricing and M. Lareau confirmed. M. Lareau continued to say that he expects the larger RVs will be under cover in the open sided structures and shrink-wrapped boats will be stored outside in the back.

B. Thompson asked if there is any concern with people unlawfully making their way into the facility. M. Lareau anticipates, like any other outside facility, that there could be some issues.

A. Johnson questioned since existing Lot 2 is 5.58 acres will the lot size become 1.2 acres with the proposed boundary line adjustment. N. Bouton said yes. A. Johnson continued to confirm Lot 2 will become 1.2 acres, showing lot coverage of 3.7%. A. Johnson asked how was that calculation made. N. Bouton commented that the calculation only included the structures themselves. The lot coverage on Lot 3, where they are proposing all the overhead, is 15.6% and includes the gravel and structures. The lot boundary goes far back on the 41-acre property. M. Lareau continued with showing the property boundary lines on the map handout. A. Johnson commented that she will need to change her calculations accordingly. The Applicant is proposing a Boundary Line Adjustment, which will be applied for if this project is approved.

B. Brigham asked if they are proposing to build all the structures at the same time. M. Lareau said he plans to build the first and second structures within the first year. He may phase the remaining structures as he did with his existing facility but that it all depends on demand.

There were no additional questions.

Other Business

None.

Deliberative Session

MOTION: M. McKennerney made a motion to enter deliberative session at 6:47 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

MOTION: B. Thompson made a motion to come out of deliberative session at 7:30 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

Application of Mark Lareau requesting Site Plan Approval and Conditional Use Approval to construct an Outdoor Storage Facility and associated infrastructure.

MOTION: B. Brigham made a motion to approve the Application of Mark Lareau requesting Site Plan Approval and Conditional Use Approval to construct an Outdoor Storage Facility and associated infrastructure in accordance with Sections 4.4, 8.3 and 8.4 of the St. Albans Town Unified Development Bylaws. The property is located at 1164 Brigham Road in the Rural District and is owned by the Applicant, with the following conditions: 1.) All comments in the letter from the Director of Public Works dated January 22nd, 2024 shall be noted and adhered to; 2.) All comments in the Fire Department Impact Letter dated January 22nd, 2024 shall be noted and adhered to; 3.) Upon completion of the project, a registered engineer shall provide certification that the project was completed as per DRB approvals; 4.) The Board shall require motion activated lighting on the interior of the structures; 5.) The facility shall be used for storage only with no items being occupied; 6.) All previous conditions not amended by this decision shall remain in effect; 7.) All State and Federal permits are the owner's responsibility and a copy shall be provided to the ZA for the file; 8.) The Board accepts the Findings of Fact and Conclusions of Law as provided in the Zoning Administrator's staff report dated January 22nd, 2024 as amended; and 9.) The Applicant shall agree to and comply with all Findings of Fact and Conclusions of Law listed in this decision as well as all conditions of approval. Seconded by E. Baker. All in favor, none opposed, motion carried.

Minutes

MOTION: M. McKennerney made a motion to accept the Minutes from 1/11/2024. Seconded by B. Thompson. All in favor, none opposed, motion carried.

Next Meeting

February 8th, 2024 at 6:30 p.m.

Adjournment

MOTION: M. McKennerney made a motion to adjourn the DRB meeting at 7:37 p.m. Seconded by B. Thompson. All in favor, none opposed, motion carried.

Respectfully Submitted,

Kimberly Kissinger
Administrative Assistant